

**SPECIAL MEETING**

City Hall  
80 Broad Street  
May 30, 2017  
5:00 p.m.

**CITY COUNCIL**

**A. Roll Call**

**B. Invocation – Councilmember Mitchell**

**C. Pledge of Allegiance**

**D. Presentations and Recognitions**

1. Proclamation recognizing Burke High School Class of 1967 Day

**E. Public Hearings**

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Ashley Hall Plantation Road (West Ashley) (approximately 44.59 acres) (TMS #353-00-00-003 and 353-00-00-004) (Council District 2), be zoned Single-Family Residential (SR-1) classification. The property is owned by the Estate of Rosina Kennerty Siegnious. **(AS AMENDED) (SECOND READING) (The Landmark Overlay designation was withdrawn because a conservation easement is being placed on the property.)**
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 350 Folly Road (James Island) (0.50 acre) (TMS #424-05-00-028) (Council District 11), be rezoned from General Office (GO) classification to Limited Business (LB) classification. The property is owned by Regina Brown.
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 67 Moultrie Street (Hampton Park Terrace - Peninsula) (0.26 acre) (TMS #460-03-01-018) (Council District 3), be rezoned from Diverse Residential (DR-1F) classification to Commercial Transitional (CT) classification. The property is owned by Choraliers Music Club Inc. **The Planning Commission recommends Residential Office (RO) zoning with consent of the applicant.**
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 52 Line Street (Peninsula) (approximately 0.90 acre) (right-of-way) (Council District 4), be rezoned from unzoned area to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by Norfolk Southern Rail. **The Planning Commission recommends approval of General**

**Business (GB) zoning with consent of the applicant.**

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property on Boyd Hayes Road (Johns Island) (16.026 acres) (TMS #279-00-00-235 and 279-00-00-067) (Council District 5), be rezoned from Conservation (C) classification to Commercial Transitional, Limited Business and Diverse Residential (CT, LB and DR-6) classifications. The property is owned by Nancy Ritchie, Carolyn Slay, John Hayes and Robert Hayes.
6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2935 Maybank Highway and adjacent vacant lot (Johns Island) (4.60 acres) (TMS #313-00-00-091 and 313-00-00-089) (Council District 5), annexed into the City of Charleston March 14, 2017 (#2017-025), be zoned Residential Office (RO) classification. The property is owned by James Coyne and Laura Vandermoere. **(AS AMENDED) (SECOND READING)**
7. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9, Administration and Enforcement, a new part 6, Temporary Moratorium. *(Related to the Church Creek Drainage Basin)* **(SECOND READING)**

**F. Act on Public Hearing Matters**

**G. Petitions and Communications:**

- a. Lowline Presentation

**H. Council Committee Reports:**

**1. Committee on Ways and Means:**

(A Resolution providing for an election for the determination of the question of whether the City of Charleston shall be empowered to issue and sell General Obligation Bonds of the City of Charleston in the amount not exceeding \$20,000,000 and for the purposes of providing affordable housing as set forth herein.

(Public Service: Approval of base contract with Weston & Sampson engineers to perform a detailed analysis and report for storm drainage conditions, flood reduction, and suggested improvements in the Church Creek Drainage Basin. The contract is not to exceed \$300,000.

**I. Bills up for Second Reading:**

1. *An ordinance to provide for the annexation of property known as property located on*

*Ashley Hall Plantation Road (44.59 acres) (TMS# 353-00-00-003 and 353-00-00-004), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by the Estate of Rosina Kennerty Siegnious.*

- 2. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 2, Article IV, to separate the Arts and History Commission into two separate commissions, and to provide for the membership, the terms of office and the powers for each commission.*
- 3. An ordinance to make additional appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2016.*
- 4. An ordinance to recognize the usage of additional funds to meet additional appropriations authorized by ordinance 2017-\_\_\_\_\_ for the fiscal year ending December 31, 2016*
- 5. An ordinance to provide for the annexation of property known as properties on Maybank Highway and Zelasko Drive (20.858 acre) (TMS# 313-00-00-071; and 313-00-00-072, 073, 231, 252, 332), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by estate of Thomas S. Morris.*
- 6. An ordinance to provide for the annexation of property known as 3037 Maybank Highway (5.578 acre) (TMS# 313-00-00-075), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Julian & Constance Kornahrens.*
- 7. An ordinance to provide for the annexation of property known as a portion of 2115 River Road (6.13 acre) (a portion of TMS# 345-00-00-067), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Susan P. Polk & Laurie Edward Polk.*
- 8. An ordinance authorizing the Mayor to execute on behalf of the City the necessary documents to effectuate the land transfers contemplated by the Fourth Amendment to the Daniel Island Development Agreement, to include but not be limited to: a trail easement to Daniel Island Town Association, Inc.; a deed to Daniel Island Town Association, Inc. pertaining to City owned property bearing TMS No. 275-00-00-148 (Lot 1, Parcel R, Block O), along with an assignment of U.S. Army Corps of Engineers permit no. 200O-IP-319; a deed to Daniel Island Town Association, Inc. pertaining to property to be received by the City that will comprise a waterfront park; and a ground lease to Daniel Island Town Association, Inc. pertaining to City owned property comprised of 32.340 acres (Parcel AA, Phase 5) and 19.812 acres (Parcel AA, Phase 2) and a mortgage satisfaction.*

9. *An ordinance to provide for the annexation of property known as Bees Ferry Road and Hughes Road (12.439 acre) (TMS# 287-00-00-054; and 287-00-00-347), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by heirs of Phillis Washington. (DEFERRED)*
10. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Bees Ferry Road and Hughes Road (West Ashley) (approximately 12.439 acres) (TMS #287-00-00-054 and 287-00-00-347) (Council District 5), be zoned Single-Family Residential (SR-1) classification. The property is owned by the heirs of Phillis Washington. (DEFERRED FOR PUBLIC HEARING)*
11. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9 thereof a new part 7 providing for a temporary moratorium on the acceptance or processing of development applications pertaining to properties located in non-residentially zoned districts on James Island that exceed 4 units or 1500 square feet. (DEFERRED FOR PUBLIC HEARING)*
12. *An ordinance to amend Section 54-420 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add provisions allowing the repair, replacement or relocation of non-conforming off premises signs along interstate system roads under certain conditions.(DEFERRED)*
13. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the Peninsula portion of the City in accordance with the maps attached to this ordinance. (DEFERRED FOR PUBLIC HEARING)*
14. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9, Administration and Enforcement, a new part 6, Temporary Moratorium. (DEFERRED FOR PUBLIC HEARING)*
15. *An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to Article 2, Part 15 – Mixed Use 1 - Workforce Housing District and Mixed Use 2 - Workforce Housing District. (DEFERRED FOR PUBLIC HEARING)*
16. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by repealing part thereof (Old and Historic District and Old City District Regulations) and substituting in its place and stead a new Part 6 establishing regulations for the Old and Historic District and the Old City District. (DEFERRED FOR*

*PUBLIC HEARING)*

17. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to Sec. 54-306, Old City Height Districts. (DEFERRED FOR PUBLIC HEARING)*
18. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-208.1 Bed and Breakfasts not located within the Old and Historic District, to clarify where Bed and Breakfasts are permitted in areas outside the Old and Historic District. (DEFERRED FOR PUBLIC HEARING)*
19. *An ordinance to amend the Old and Historic District and Old City District Regulations of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definition of structure, to provide definitions for height, scale, mass and immediate surroundings, immediate surrounding area and neighborhood, to clarify the authority of the Board of Architectural Review as it pertains to its review of height, scale and mass of new construction to achieve compatibility and proper form and proportion between new structures and those in its immediate surroundings, and to codify certain policy statements for the use in evaluation applications. (DEFERRED FOR PUBLIC HEARING)*

**J. Miscellaneous Business:**

1. The next regular meeting of City Council will be June 20, 2017 at 5:00 p.m. at City Hall, 80 Broad Street.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.



# City of Charleston

JOHN J. TECKLENBURG  
MAYOR

## PROCLAMATION

- WHEREAS,** the exceptional educational foundation given at Burke High School in Charleston, South Carolina was instrumental towards preparing its Class of 1967 to impact the city, state, nation, and world; and
- WHEREAS,** the Burke High School educators contributed significantly to the success of the graduating Class of 1967; and
- WHEREAS,** the outstanding education received by the Burke High School Class of 1967 enabled them to have influence and to impact many areas of society such as education, medicine, government, military, community, allied health, ministry, business, music, and countless other industries; and
- WHEREAS,** by making use of their skills and abilities, the Class of 1967 has furthered the quality of life of people throughout our city, state, nation, and the world; and
- WHEREAS,** the Class of 1967's devotion, dedication, and steadfastness were integral to its numerous achievements resultant in a model others have emulated; and
- WHEREAS,** I urge all citizens to recognize and support these elite graduates for their many contributions to society which have benefitted and continue to benefit mankind.

**NOW, THEREFORE, I,** John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim Wednesday, May 31, 2017 as:

### **BURKE HIGH SCHOOL CLASS OF 1967 DAY**

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 30th day of May in the year of 2017.

\_\_\_\_\_  
John J. Tecklenburg, Mayor



# PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, May 30, 2017 beginning at 5:00 p.m. at City Hall, 80 Broad Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

## **REZONINGS**

1. To rezone 350 Folly Road (*James Island*) (0.50 acre) (TMS# 424-05-00-028) from General Office (GO) classification to Limited Business (LB) classification.
2. To rezone 67 Moultrie Street (*Hampton Park Terrace - Peninsula*) (0.26 acre) (TMS# 460-03-01-018) from Diverse Residential (DR-1F) classification to Commercial Transitional (CT) classification. **The Planning Commission recommends Residential Office (RO) zoning with consent of the applicant.**
3. To rezone 52 Line Street (*Peninsula*) - Right-of-Way (Approximately 0.90 acre) from unzoned area to Mixed-Use Workforce Housing (MU-2/WH) classification. **The Planning Commission recommends approval of General Business (GB) zoning with consent of the applicant.**
4. To rezone Boyd Hayes Road (*Johns Island*) (16.026 acres) (TMS# 279-00-00-235 & 067) from Conservation (C) classification to Commercial Transitional (CT), Limited Business (LB) & Diverse Residential (DR-6) classifications.

## **ZONINGS**

To zone the following properties annexed into the City of Charleston:

1. Property located on Ashley Hall Plantation Road (*West Ashley*) (44.59 acres) (TMS# 353-00-00-003 and 353-00-00-004) Single-Family Residential (SR-1). **(AS AMENDED)**
2. 2935 Maybank Highway and adjacent vacant lot (Johns Island) (4.60 acres) (TMS# 313-00-00-091 & 089) Residential Office (RO). **(AS AMENDED)**

## **ORDINANCE AMENDMENT**

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9, Administration and Enforcement, a new part 6, Temporary Moratorium. (Related to the Church Creek Drainage Basin)

VANESSA TURNER MAYBANK  
Clerk of Council

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C22-1578523-1



E1

Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON ASHLEY HALL PLANTATION ROAD (WEST ASHLEY) (APPROXIMATELY 44.59 ACRES) (TMS #353-00-00-003 AND 353-00-00-004) (COUNCIL DISTRICT 2), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY THE ESTATE OF ROSINA KENNERTY SIEGNIUS. **(AS AMENDED)**

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

The property to be rezoned is described as follows:

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the \_\_\_\_\_ Year of Our Lord  
in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Zoning

Ashley Hall Plantation Rd (West Ashley)

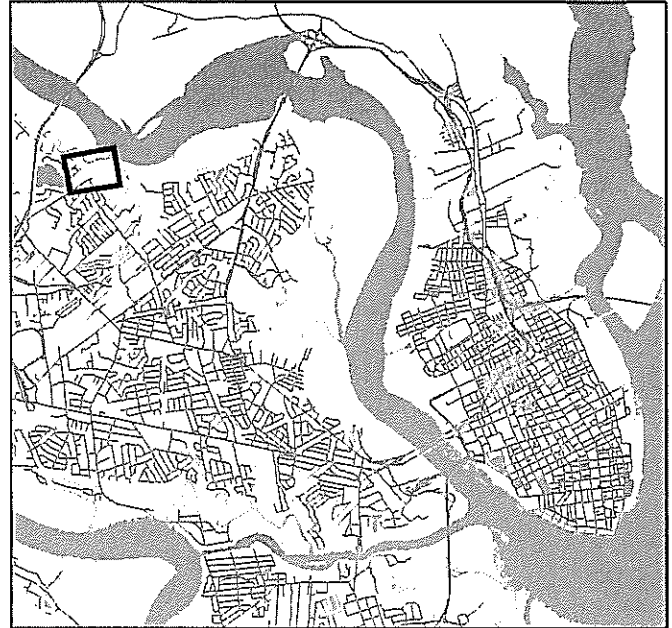
TMS# 3530000003 & 004

approx. 44.59 ac.

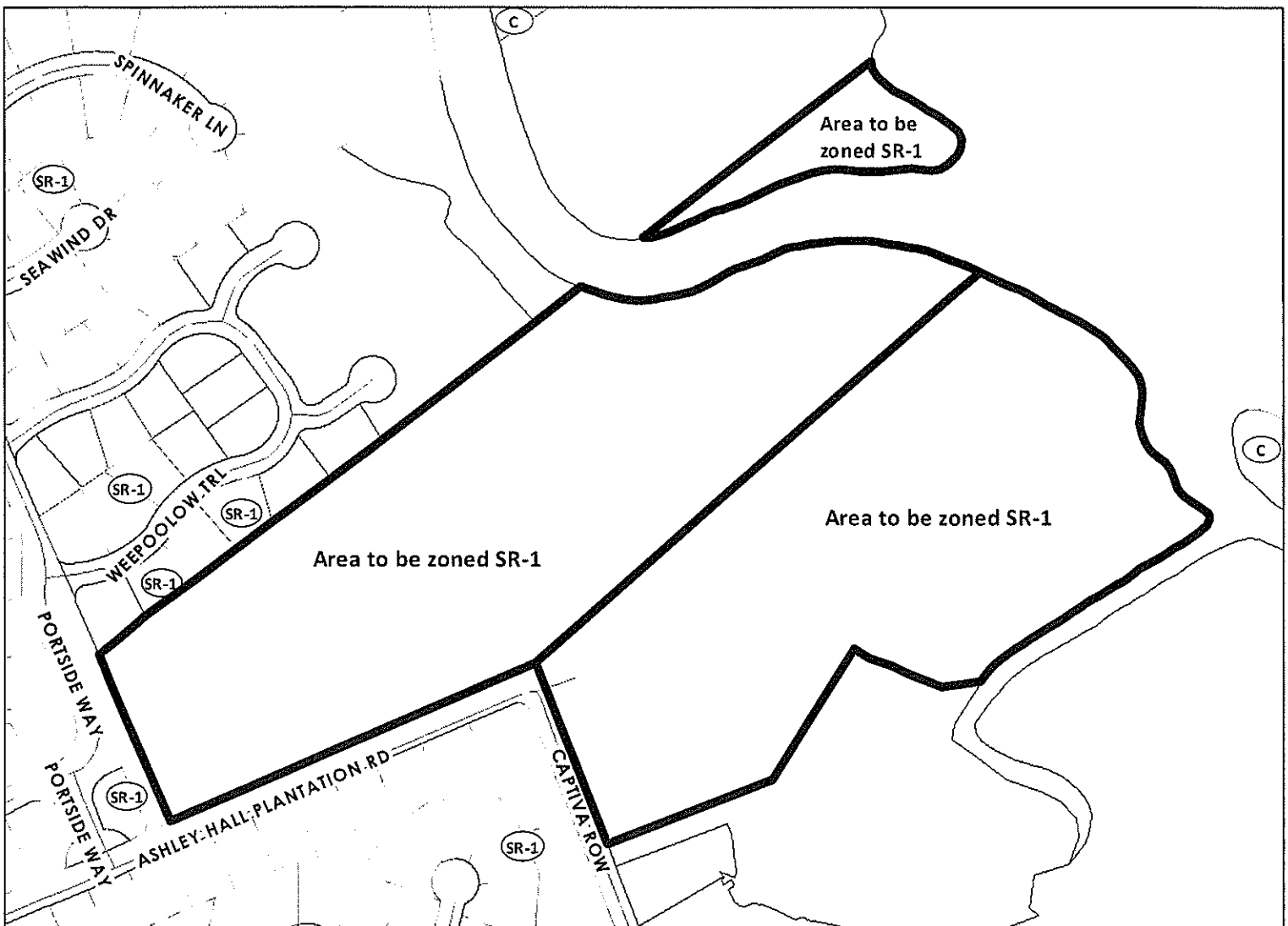
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

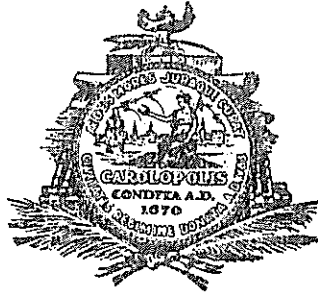
Owner: Estate of Rosina Kennerty Siegnious

Area



Location





Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 350 FOLLY ROAD (JAMES ISLAND) (0.50 ACRE) (TMS #424-05-00-028) (COUNCIL DISTRICT 11), BE REZONED FROM GENERAL OFFICE (GO) CLASSIFICATION TO LIMITED BUSINESS (LB) CLASSIFICATION. THE PROPERTY IS OWNED BY REGINA BROWN.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from General Office (GO) classification to Limited Business (LB) classification.

Section 2. The property to be rezoned is described as follows:  
350 Folly Road (James Island) (0.50 acre) (TMS #424-05-00-028)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the \_\_\_\_\_ Year of Our Lord  
\_\_\_\_\_, in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 3

350 Folly Rd (James Island)

TMS# 4240500028

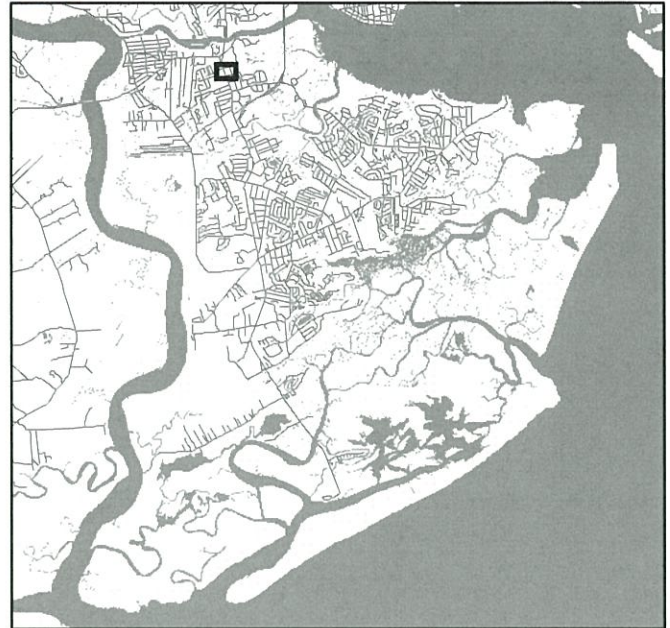
0.50 ac.

Request rezoning from General Office (GO)  
to Limited Business (LB).

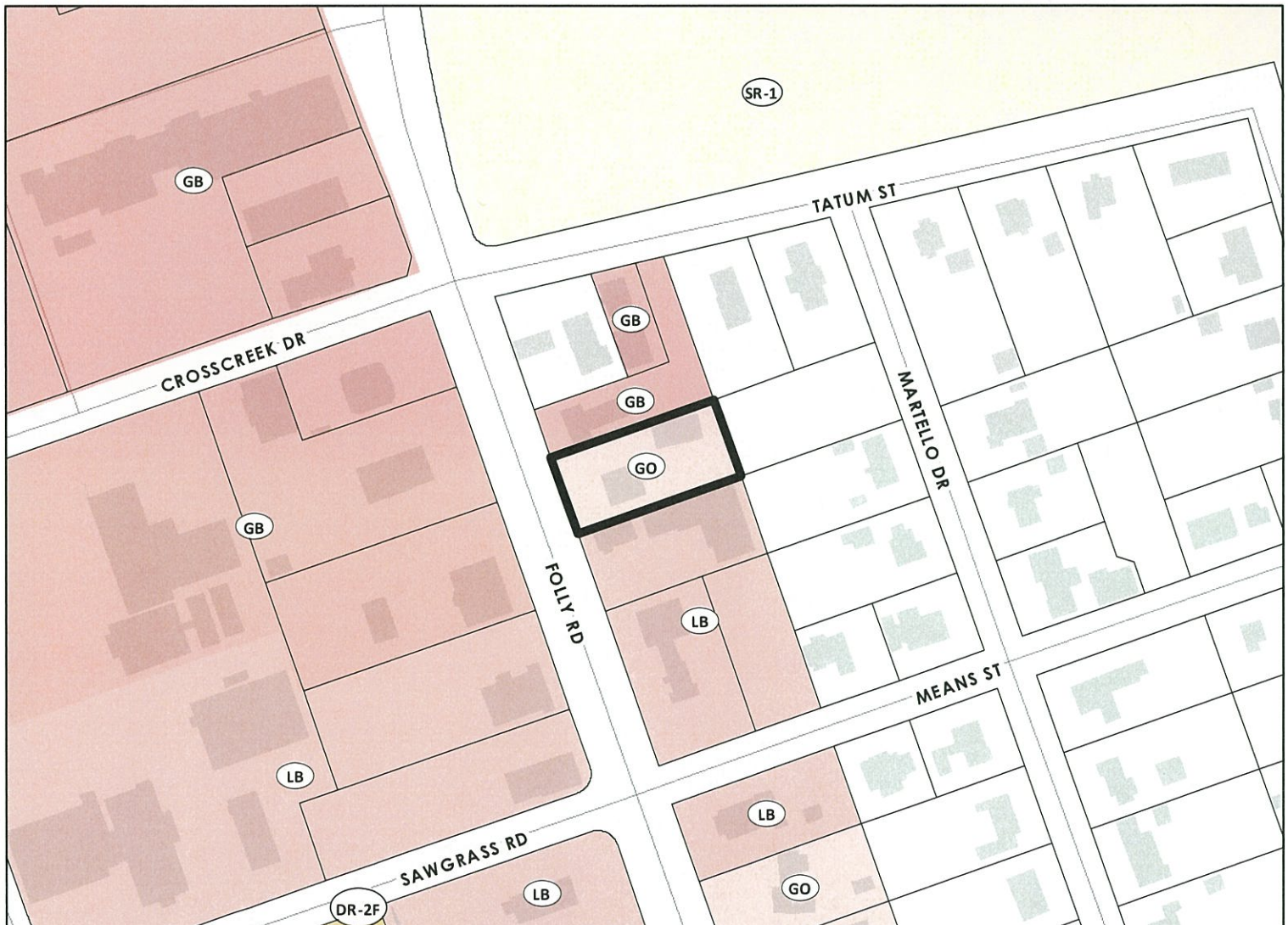
Owner: Regina Brown

Applicant: Frederick Brown

Area



Location







E3  
(Planning  
Commission  
Recommendation)

Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 67 MOULTRIE STREET (HAMPTON PARK TERRACE - PENINSULA) (0.26 ACRE) (TMS #460-03-01-018) (COUNCIL DISTRICT 3), BE REZONED FROM DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION TO RESIDENTIAL OFFICE (RO) CLASSIFICATION. THE PROPERTY IS OWNED BY CHORALIERS MUSIC CLUB INC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-1F) classification to Residential Office (RO) classification.

Section 2. The property to be rezoned is described as follows:  
67 Moultrie Street (Hampton Park Terrace - Peninsula) (0.26 acre) (TMS #460-03-01-018)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the \_\_\_\_\_ Year of Our Lord  
\_\_\_\_\_, in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Rezoning 4

67 Moultrie St (Hampton Park Terrace - Peninsula)

TMS# 4600301018

0.26 ac.

Request rezoning from Diverse Residential (DR-1F)  
to Residential Office (RO).

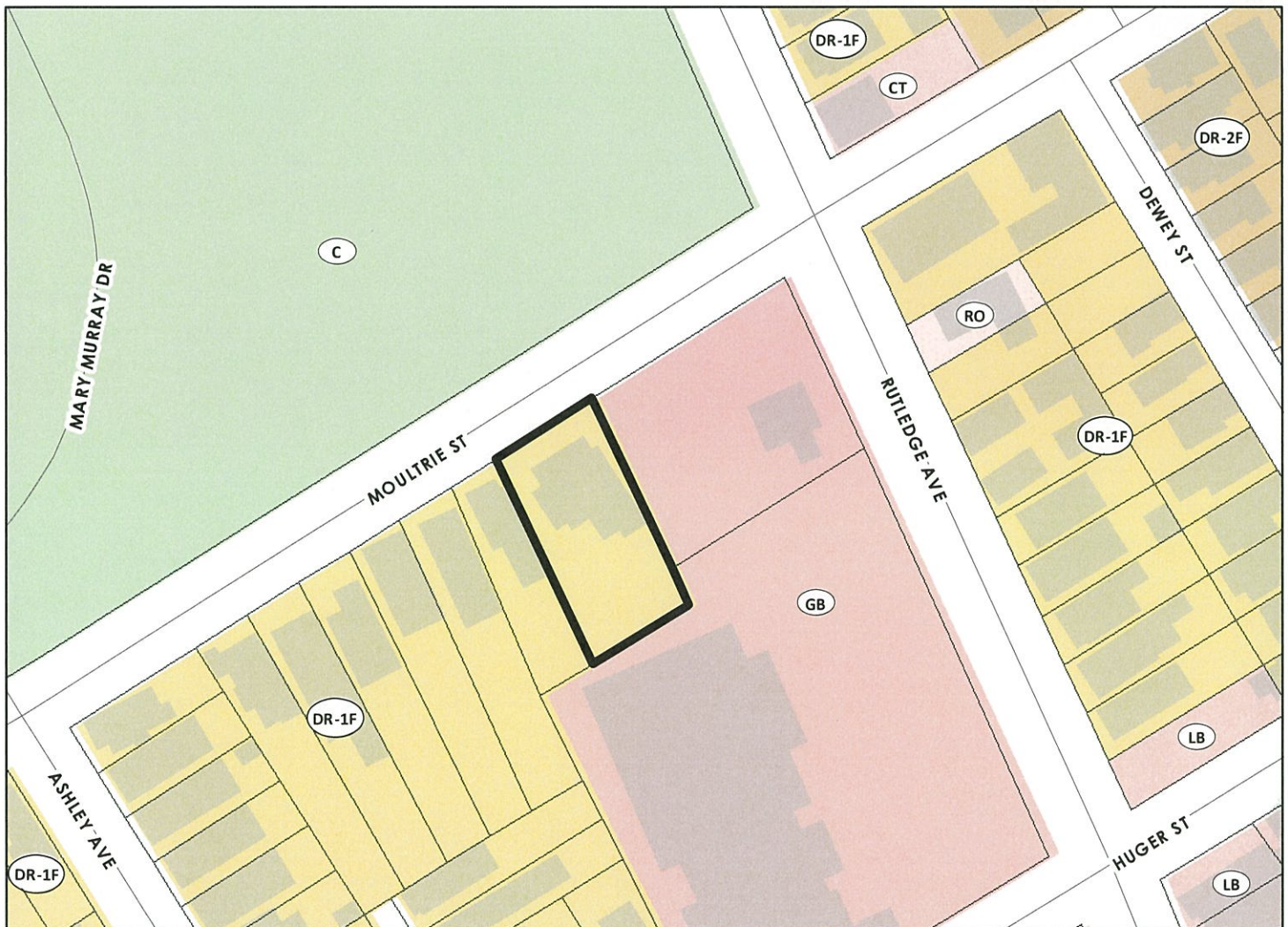
Owner: Choraliers Music Club Inc □

Applicant: Marlon Kimpson and Mike Gruenloh

Area



Location





E3  
(Applicant  
Request)



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 67 MOULTRIE STREET (HAMPTON PARK TERRACE - PENINSULA) (0.26 ACRE) (TMS #460-03-01-018) (COUNCIL DISTRICT 3), BE REZONED FROM DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION TO COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY CHORALIERS MUSIC CLUB INC.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-1F) classification to Commercial Transitional (CT) classification.

Section 2. The property to be rezoned is described as follows:  
67 Moultrie Street (Hampton Park Terrace - Peninsula) (0.26 acre) (TMS #460-03-01-018)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Year of Our Lord  
\_\_\_\_\_, in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Rezoning 4

67 Moultrie St (Hampton Park Terrace - Peninsula)

TMS# 4600301018

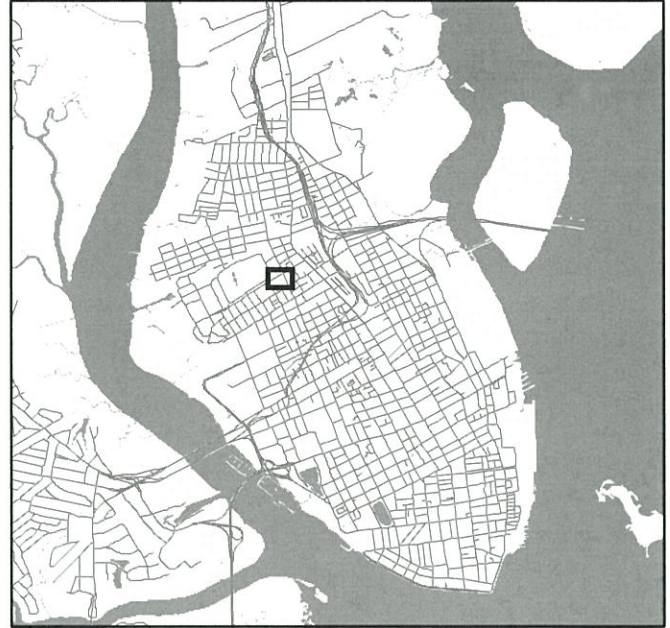
0.26 ac.

Request rezoning from Diverse Residential (DR-1F)  
to Commercial Transitional (CT).

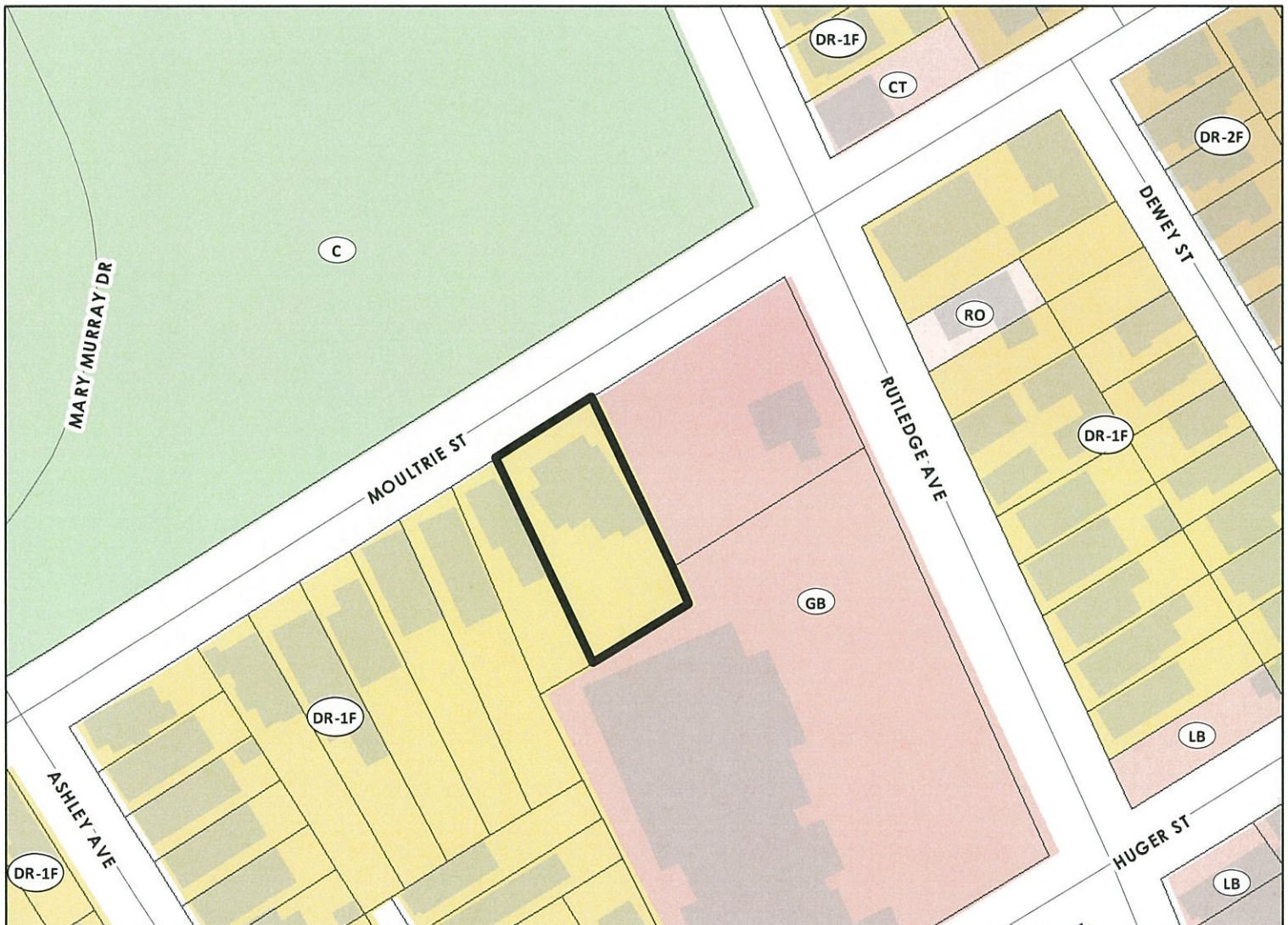
Owner: Choraliers Music Club Inc. □

Applicant: Marlon Kimpson and Mike Gruenloh

Area



Location







E4  
(Planning  
Commission  
Recommendation)

Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 52 LINE STREET (PENINSULA) (APPROXIMATELY 0.90 ACRE) (RIGHT-OF-WAY) (COUNCIL DISTRICT 4), BE REZONED FROM UNZONED AREA TO GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY NORFOLK SOUTHERN RAIL.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from unzoned area to General Business (GB) classification.

Section 2. The property to be rezoned is described as follows:  
52 Line Street (Peninsula) (approximately 0.90 acre) (Right-of-Way)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the \_\_\_\_\_ Year of Our Lord  
\_\_\_\_\_, in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Rezoning 5

52 Line St (Peninsula)

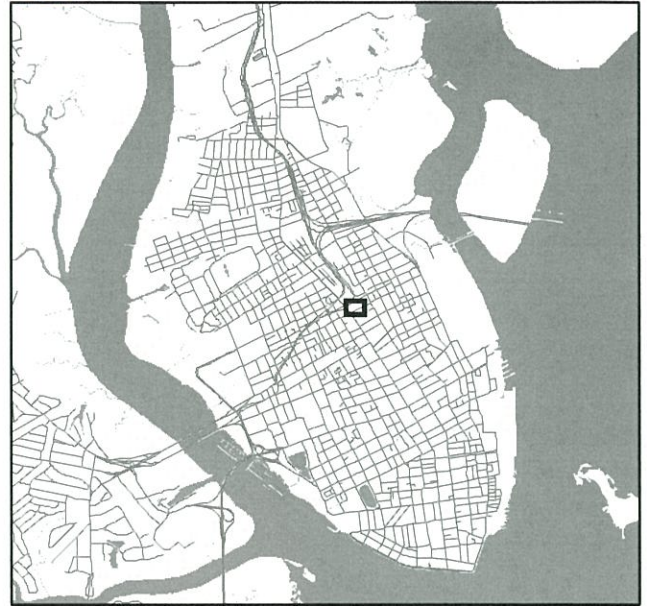
Right-of-Way

approx. 0.90 ac.

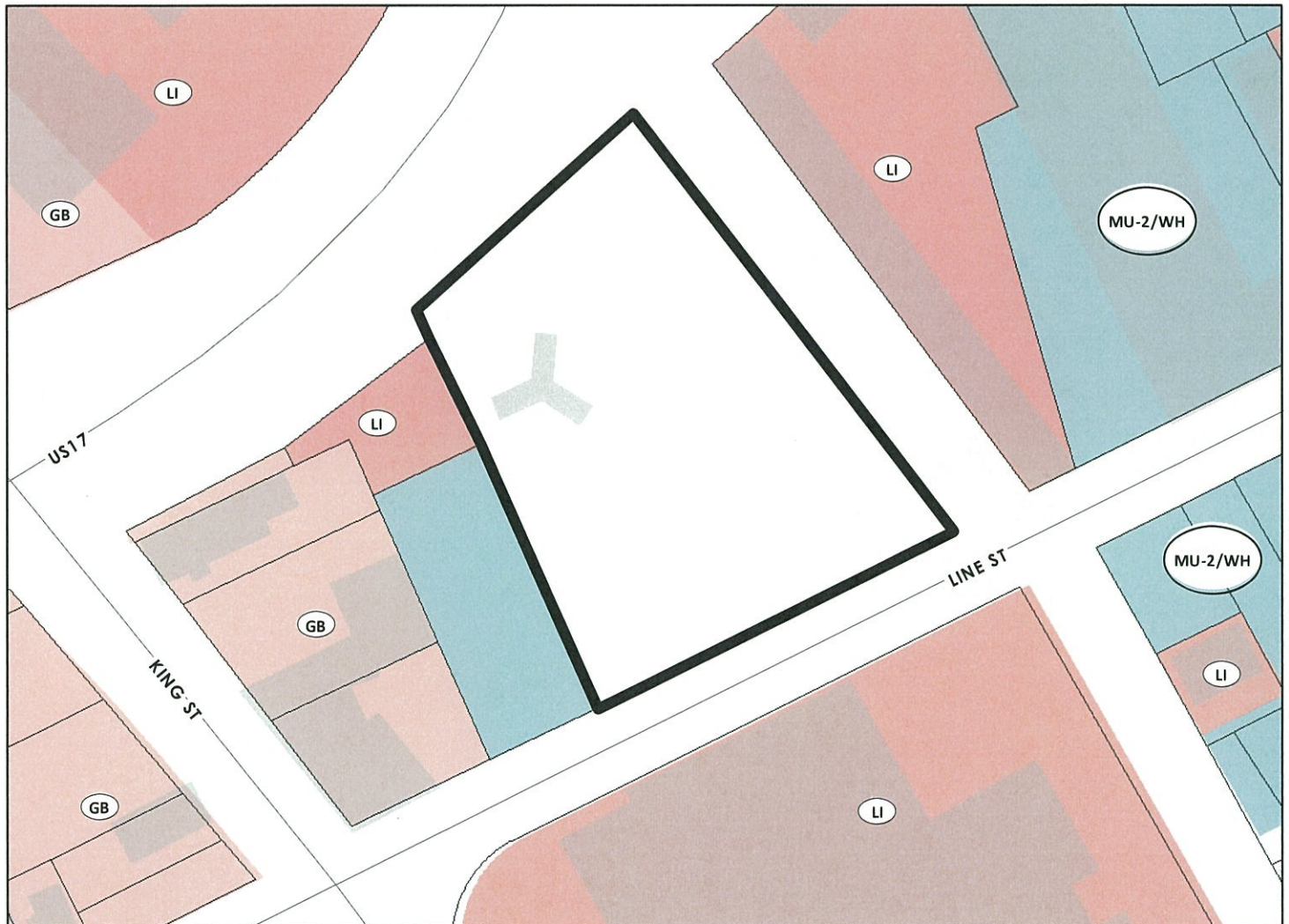
Request zoning from unzoned area  
to General Business (GB).

Owner: Norfolk Southern Rail  
Applicant: LS3P

Area



Location





E4  
(Applicant  
Request)

Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 52 LINE STREET (PENINSULA) (APPROXIMATELY 0.90 ACRE) (RIGHT-OF-WAY) (COUNCIL DISTRICT 4), BE REZONED FROM UNZONED AREA TO MIXED-USE/WORKFORCE HOUSING (MU-2/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY NORFOLK SOUTHERN RAIL.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from unzoned area to Mixed-Use/Workforce Housing (MU-2/WH) classification.

Section 2. The property to be rezoned is described as follows:  
52 Line Street (Peninsula) (approximately 0.90 acre) (Right-of-Way)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the Year of Our Lord \_\_\_\_\_,  
in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Rezoning 5

52 Line St (Peninsula)

Right-of-Way

approx. 0.90 ac.

Request zoning from unzoned area  
to Mixed-Use Workforce Housing (MU-2/WH).

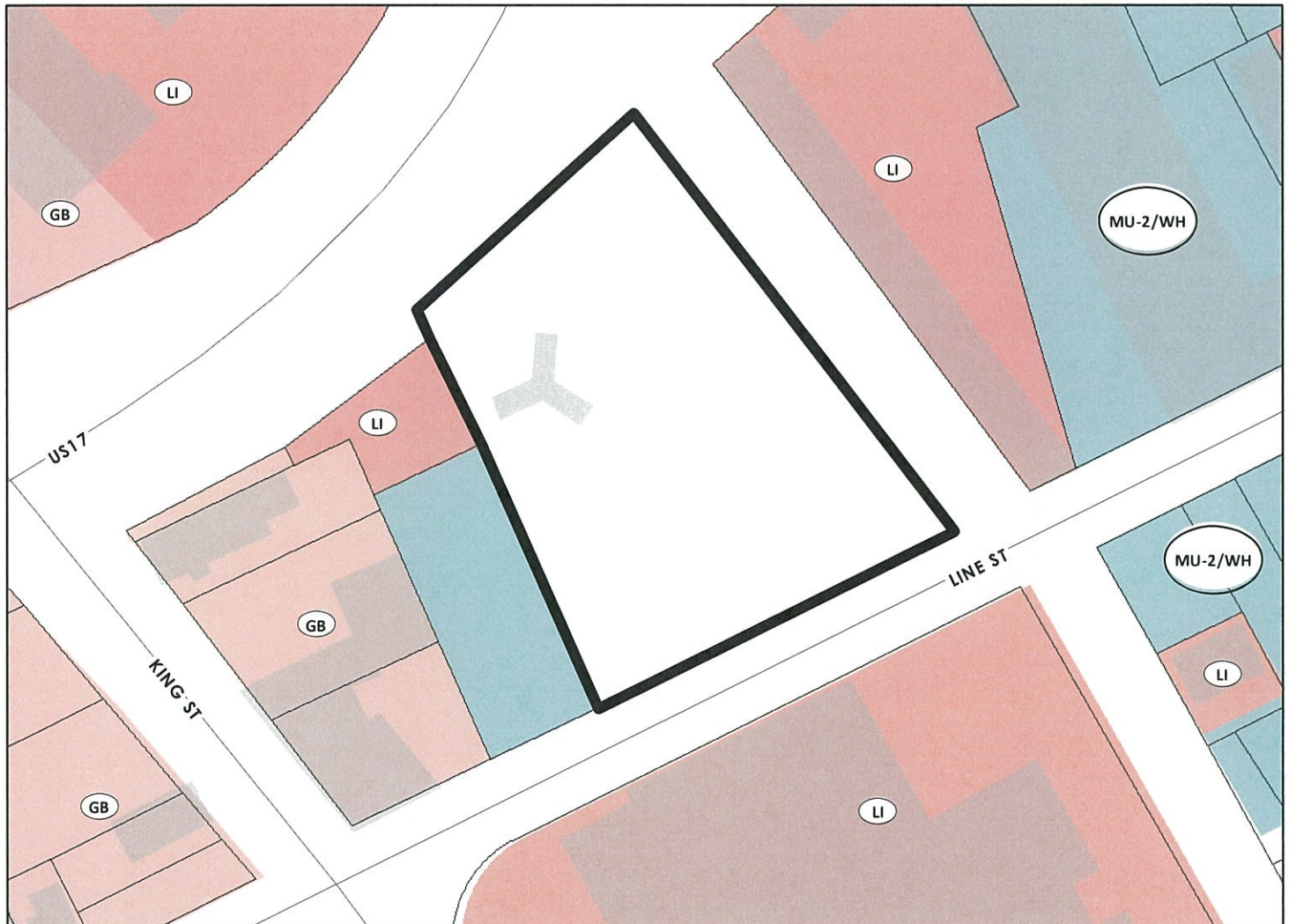
Owner: Norfolk Southern Rail

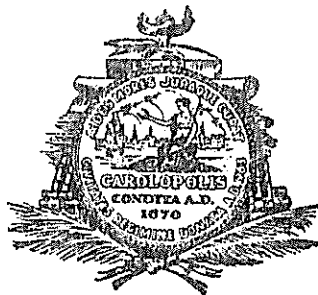
Applicant: LS3P

Area



Location





Ratification  
Number \_\_\_\_\_

## A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY ON BOYD HAYES ROAD (JOHNS ISLAND) (16.026 ACRES) (TMS #279-00-00-235 AND 279-00-00-067) (COUNCIL DISTRICT 5), BE REZONED FROM CONSERVATION (C) CLASSIFICATION TO COMMERCIAL TRANSITIONAL, LIMITED BUSINESS AND DIVERSE RESIDENTIAL (CT, LB AND DR-6) CLASSIFICATIONS. THE PROPERTY IS OWNED BY NANCY RITCHIE, CAROLYN SLAY, JOHN HAYES AND ROBERT HAYES.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Conservation (C) classification to Commercial Transitional, Limited Business and Diverse Residential (CT, LB and DR-6) classifications.

Section 2. The property to be rezoned is described as follows:  
property on Boyd Hayes Road (Johns Island) (16.026 acres) (TMS #279-00-00-235 and 279-00-00-067)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the \_\_\_\_\_ Year of Our Lord  
\_\_\_\_\_, in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Rezoning 6

Boyd Hayes Rd (Johns Island)

TMS# 2790000235 & 067

16.026 ac.

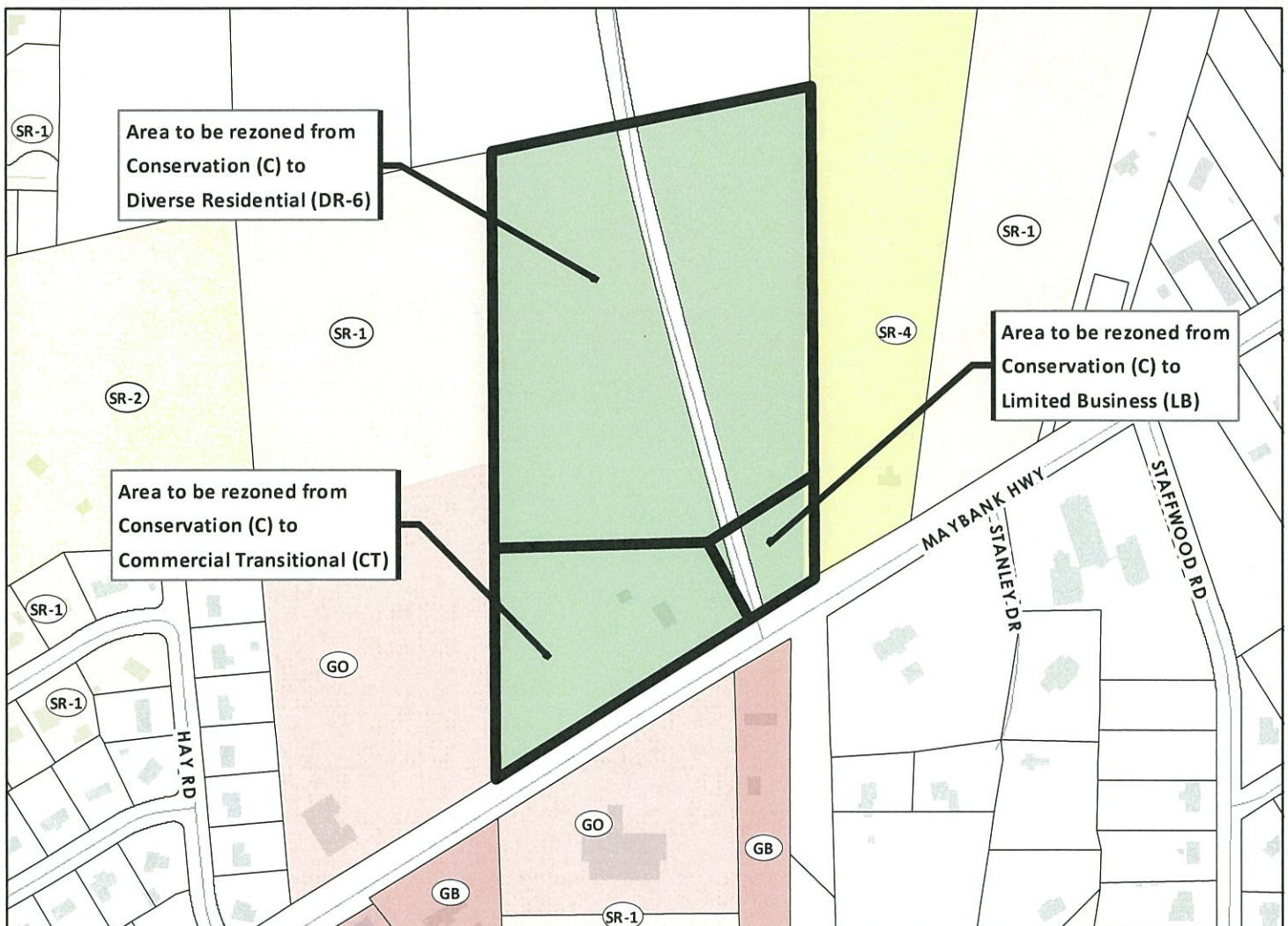
Request rezoning from Conservation (C)  
to Commercial Transitional (CT),  
Limited Business (LB) & Diverse Residential (DR-6).

Owner: Nancy Ritchie, Carolyn Slay, John Hayes  
& Robert Hayes  
Applicant: New Leaf Builders

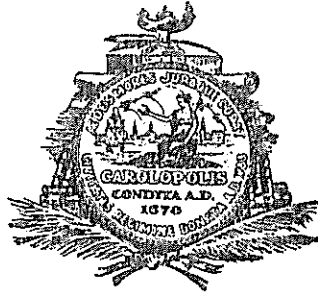
Area



Location



EG



Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2935 MAYBANK HIGHWAY AND ADJACENT VACANT LOT (JOHNS ISLAND) (4.60 ACRES) (TMS #313-00-00-091 AND 313-00-00-089) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON MARCH 14, 2017 (#2017-025), BE ZONED RESIDENTIAL OFFICE (RO) CLASSIFICATION. THE PROPERTY IS OWNED BY JAMES COYNE AND LAURA VANDERMOERE. **(AS AMENDED)**

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

2935 Maybank Highway and adjacent vacant lot (Johns Island) (4.60 acres) (TMS #313-00-00-091 and 313-00-00-089)

Section 2. That the said parcel of land described above shall be zoned Residential Office (RO) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the \_\_\_\_\_ Year of Our Lord  
in the \_\_\_\_\_ Year of Independence  
of the United States of America.

By:

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Zoning 1

2935 Maybank Hwy and adjacent vacant lot  
(Johns Island)

TMS# 3130000091 & 089

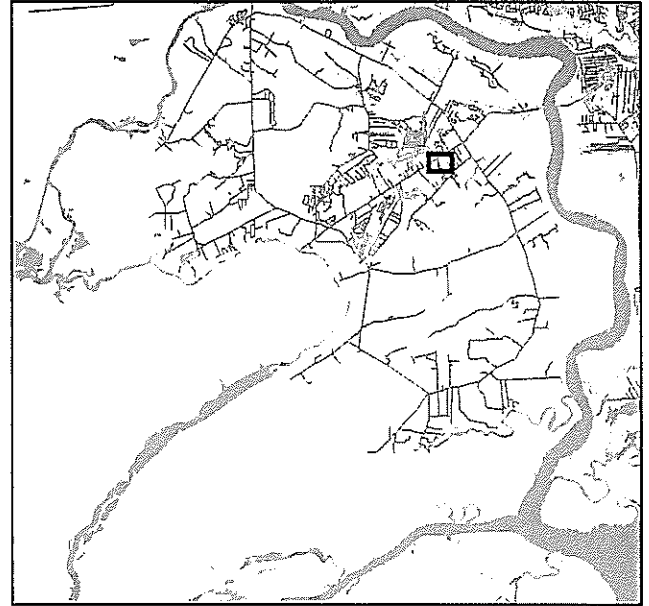
4.60 ac.

Request zoning of Residential Office (RO).

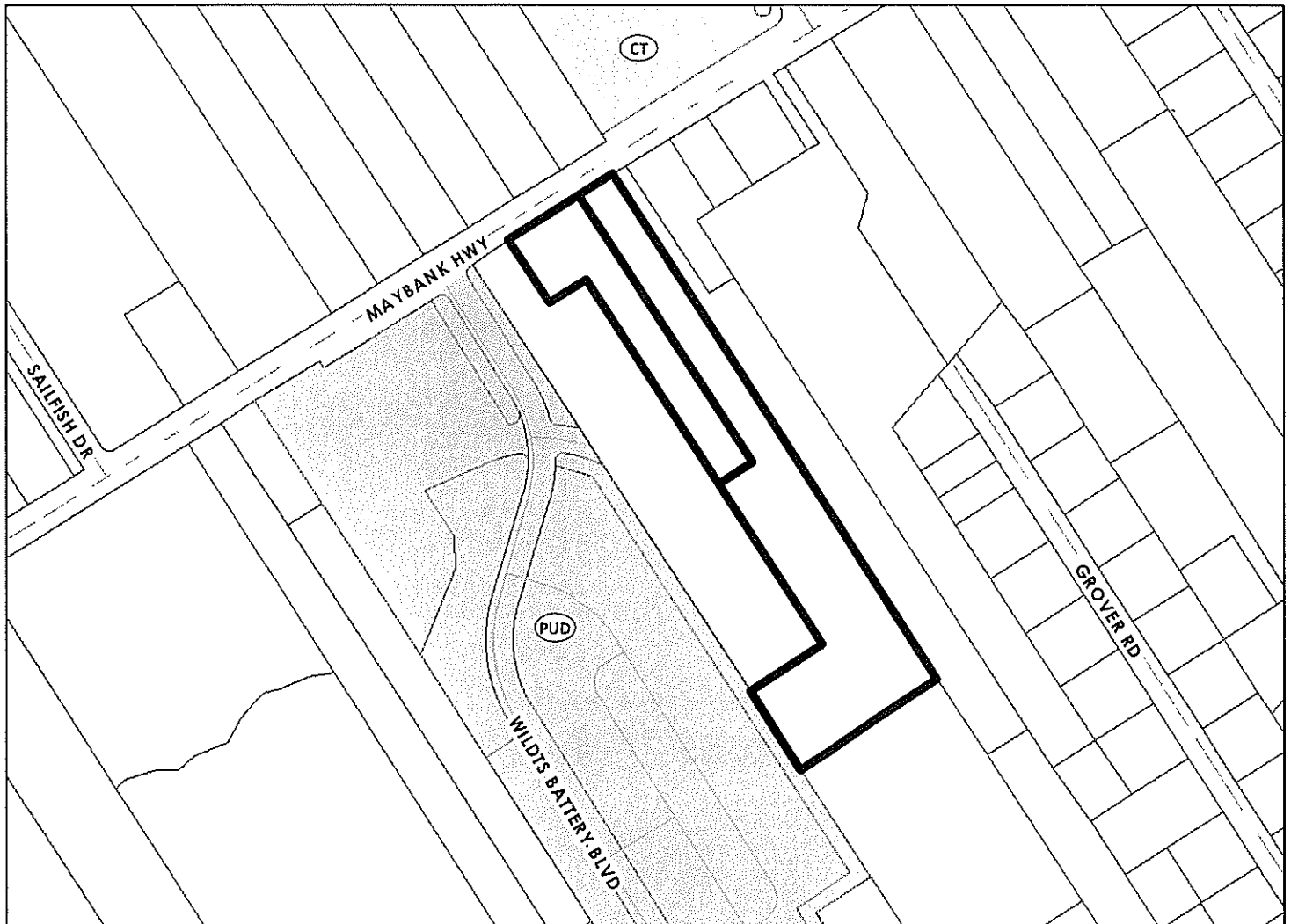
Zoned Single-Family Residential (R-4)  
in Charleston County.

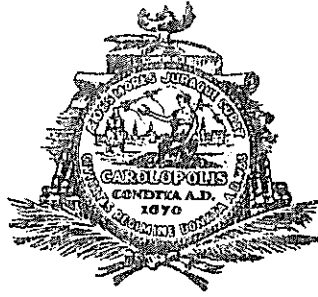
Owner: James Coyne and Laura VanderMoere

Area



Location





Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY ADDING TO ARTICLE 9, ADMINISTRATION AND ENFORCEMENT, A NEW PART 6, TEMPORARY MORATORIUM.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding to Article 9, Administration and Enforcement, a new Part 6, Temporary Moratorium - Church Creek Drainage Basin, to read as follows:

### PART 6

#### TEMPORARY MORATORIUM - CHURCH CREEK DRAINAGE BASIN

Sec. 59-970. Temporary Moratorium.

Findings: City Council finds that an area of the City, hereafter defined as the Church Creek Drainage Basin, is comprised of nearly 5,000 acres that have very limited points of discharge for stormwater and a broad defined floodplain. Because of the topography, high tides and significant rain events, homes and other developed properties in the Basin have experienced severe and more frequent flooding during rainstorms. Continued development within certain portion of Basin could further exacerbate and impact the potential for flooding and property damage and compromise public safety. Notwithstanding ongoing efforts by the City to study and model the drainage conditions in the Basin and to update and implement regulations to alleviate



flooding conditions there, it is evident that, absent a thorough evaluation of the drainage patterns in portions of the Basin, of the development and infrastructure in place, and of development that will reasonably occur in these areas in the immediate future, development in the Basin, both existing and planned, will be threatened, as well as the quality of life of those who live and work there now and those who will in the future. The public health and safety and the economic well-being of the City and of its residents who live, work and shop in the affected area demand that measures be taken to temporarily limit further development in the portions of the Basin located in the 100-year floodplain for a reasonable period of time to enable the City to update the drainage study of these portions of the Basin and implement the recommendations thereof.

A. Moratorium

- (1) Subject to the Exceptions as set forth in Section B hereof, no application for a permit from the Departments of Planning, Preservation and Sustainability and Public Service for new construction (except for a building permit for a single family dwelling on an existing lot of record as of the date of ratification of this Ordinance) shall be processed or granted during the duration set forth in Section E hereof, for any property located in the 100-year floodplain within the boundaries of the Church Creek Drainage Basin, as the same is set forth on a GIS map dated \_\_\_\_\_ entitled Church Creek Area Drainage Basin 100-year floodplain, attached hereto and made a part hereof, a duplicate original of which is on file in the Department of Planning, Preservation and Sustainability.

B. Exceptions: Excepted from the provisions of subsection A (1) are:

- (1) Projects subject to Technical Review Committee (herein TRC) review that, as of February 28, 2017, had TRC approval.
- (2) Projects not subject to TRC review that, as of February 28, 2017, had building permit approval.

- (3) Construction on a lot of record not subject to TRC review and where, as of February 28, 2017, the system for managing the stormwater from the lot has received final approval from the city.
  - (4) Applications to adjust lot lines, or to subdivide acreage, except for final residential development plats.
  - (5) Notwithstanding the above, an applicant may proceed at his own risk with securing and acting on development permits and approvals, except for permits to pave or construct buildings, during the duration set forth in Section E; provided however, all such applicants and any permits acquired during this time shall be subject to applicable stormwater regulations the City develops from the information received by the study of the drainage basin commissioned by the City.
- C. Alteration of District Boundary: Nothing herein shall be construed to limit or abridge the right of an applicant to seek a review and potential alteration of a property being located within the 100-year floodplain of the Church Creek Drainage Basin upon a showing of topographic data that supports the alteration. Any such alterations shall require the approval of City Council, after recommendation of the Director of the Department of Public Service.
- D. Status Reports: For the duration set forth in Section E, the Director of Public Service, or her designee, shall provide monthly status reports to City Council and other interested parties on the progress of the study and such recommendations as may be available from the City's consultant, regarding stormwater management in the Church Creek Drainage Basin.
- E. Duration: The provisions of this Part 5 of Article 9 of the Zoning Ordinance shall expire nine (9) months from February 28, 2017.


















Section 2. This ordinance shall become effective upon ratification.

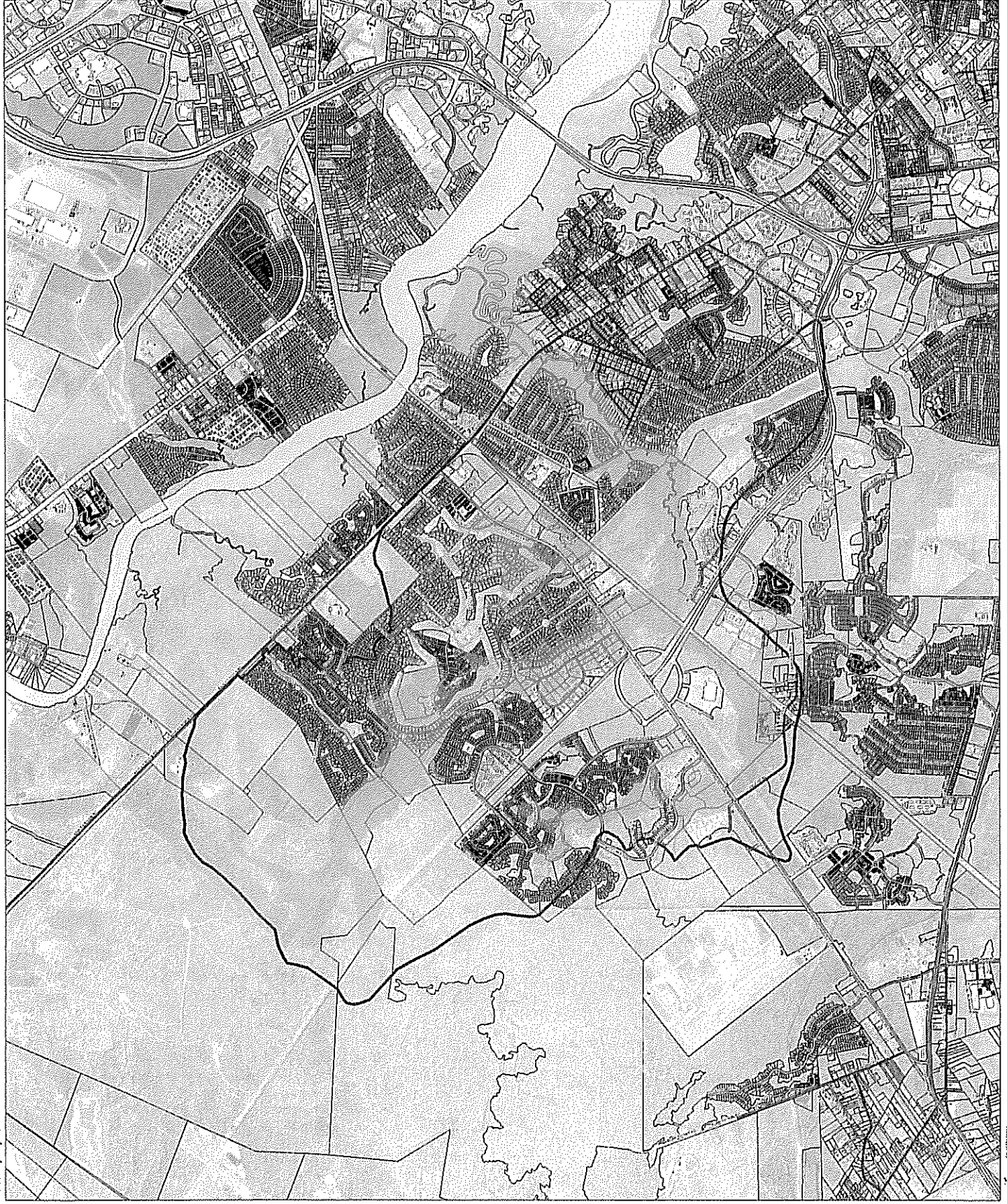
Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2017,  
and in the \_\_\_\_th Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

- Legend**
-  Church Creek Basin Watershed Boundary
  -  Streets
  -  MAINT
  -  Federal
  -  State
  -  City of Charleston
  -  Private
  -  County
  -  Mixed
  -  Other Local
  -  Unknown
  -  Road 100' or less
  -  Parcels
  -  Buildings
  -  City Limits
  -  Creeks
  -  Water



This map was prepared by the Charleston Area Planning Commission (CAPC) as part of its ongoing efforts to develop a comprehensive floodplain management plan for the Church Creek Area. The map is based on data provided by the South Carolina Department of Transportation (SCDOT) and the Charleston Area Planning Commission (CAPC). The map is not intended to be used for any other purpose without the express written consent of the CAPC.

